

## **Minutes for Zoning Board of Adjustment April 24, 2008**

### **Roll Call**

Present for the hearing were Chairman Landers, Vice Chairman Donahue, Smith, and Aseltine. Michele Braun was present as Clerk. Public present included Jack Bailey, Ken Hepburn, Pam Goodwin, and Robert Korrow.

### **Approval of Minutes**

A motion to approve the minutes for the March 27, 2008 Hearing was made by Donahue and seconded by Smith. **The motion passed 4-0-0.**

The Hearing began at 7:12 pm.

Chairman Landers stated the following:

1. All meetings of the Board of Adjustment shall be open to the Public.
2. The Officers of the Board of Adjustment may administer oaths to the witnesses.
3. All witnesses will be "Interested Persons" to the appellant. "Interested Persons" are owners of property abutting that of the appellant.
4. All testimony by "Interested Persons" and materials shall be germane to any issue under appeal.
5. All Hearings shall be open to the public and the rules of evidence at such hearings shall be the same as set forth in Title 3§810.
  - a) Irrelevant, immaterial or unduly repetitious evidence shall be excluded. The rules of evidence as applied in civil cases in superior courts of this state shall be followed.
6. The Board of Adjustment shall render its decisions, which shall include "Findings of Facts".

**Hearing 080424-1:** Robert and Sara Korrow have requested Conditional Use approval under Section 703 to convert their single-family dwelling at 44 Vine Street to a two-family dwelling.

Members of the Board questioned Mr. Korrow regarding the adequacy of parking, and he stated that there were now 4-5 spaces. They asked whether he was adding to the existing footprint, and he stated that he will have to add an exterior staircase to access the second-floor unit. Aseltine observed that the lot appears to be larger than the 0.25 acres listed in the town records, and that the other buildings on that block are all multi-family buildings.

Donahue moved to approve the request as presented; Aseltine seconded the motion. **The motion passed 4-0-0.**

**Hearing 080424-2:** Kenneth Hepburn has requested Conditional Use approval under Section 703 to convert his single-family dwelling at 20 School Street to a two-family dwelling.

Members of the board discussed the history of the building's use as a duplex; former owner Jack Bailey was present to comment on his use of the building. They asked Mr. Hepburn whether he was changing the footprint of the building (no) and whether there was adequate parking (yes).

Donahue moved to approve the request as presented; Aseltine seconded the motion.  
**The motion passed 4-0-0.**

**Adjournment: 7:27 pm**

Aseltine moved to adjourn. **The motion passed 4-0-0.**

These minutes are subject to approval at the next regular meeting; however, they are substantially correct.